

Public Scoping Meeting for the Quarry Creek Master Plan Environmental Impact Report



**CITY OF CARLSBAD
March 1, 2012, 6:00 p.m.**

- **Please sign in**
- **If you wish to speak, please fill out a Request to Speak Slip**
- **Each speaker will be given 3 minutes to speak**
- **If you do not wish to speak, but would like to comment, please fill out a comment form, which must be postmarked by March 19, 2012**

Agenda



- I. Introductions
- II. Purpose of Public Scoping Meeting
- III. Project Overview
- IV. Environmental Process
- V. Public Comments
- VI. Adjourn

Purpose of Public Scoping Meeting



Solicit Comments as to the:

- Scope and content of the environmental analysis
- Potential alternatives to avoid or reduce environmental impacts
- Potential measures to reduce environmental impacts

Comments will assist with preparation of the Draft EIR

Project Characteristics



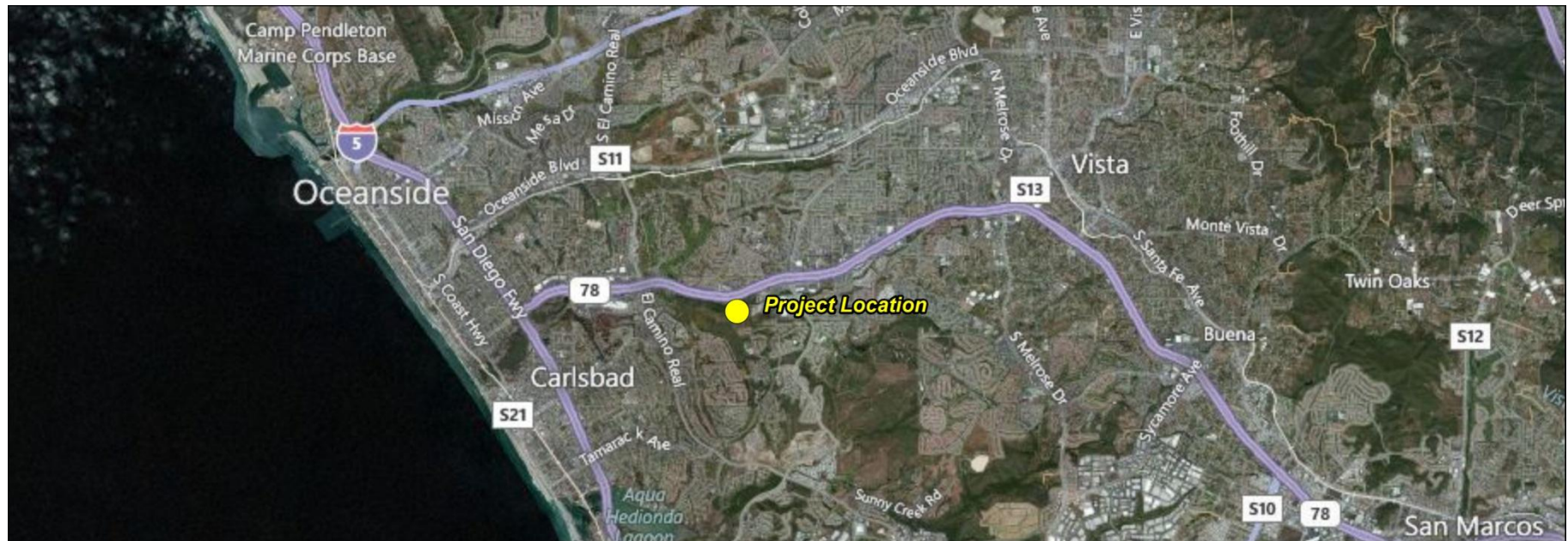
- **656-unit residential development**
- **156-acre site**
 - 100-acre parcel, 56-acre parcel
- **High density**
 - 306-units at 20-units/acre
- **Medium-high density**
 - 200-units at 12-units/acre
- **Vehicle bridge - Buena Vista Creek**

Project Characteristics (continued)



- **0.6-acre nature/education center**
- **2.1-acre community center facilities site**
- **0.9-acre park and ride**
- **87.7-acres of open space**
- **Elimination of Marron Road from Circulation Element**
- **Off-site infrastructure improvements (water, sewer, and reclaimed water lines)**

Regional Location



Project Boundary



Master Plan Land Use Plan

STATISTICAL SUMMARY

PA	LAND USE	GROSS ACRES	NET ACRES	DENSITY	MAX. UNITS
RESIDENTIAL					
R-1	RH - High Density (Affordable Apts.)	7.1	4.8	22.0	101
R-2	RH - High Density (Condo)	11.2	8.1	22.0	200
R-3	RMH - Medium-High (Planned Development)	6.8	6.0	12.0	72
R-4	RMH - Medium-High (Planned Development)	19.0	18.1	12.0	217
R-5	RMH - Medium-High (Planned Development)	5.8	5.5	12.0	66
RESIDENTIAL SUB-TOTALS		49.7	43.3	-	656
PUBLIC USE					
P-1	Community Facilities	0.9	0.9	-	-
P-2	Community Facility Site	2.1	1.2	-	-
P-3	Community Recreation Area	1.3	1.1	-	-
P-4	Trail, View Area, Water Quality Basin	2.8	2.8	-	-
P-5	Community Facilities	0.8	0.8	-	-
PUBLIC USE SUB-TOTALS		7.7	6.8	-	-
OPEN SPACE					
OS-1	Southbay Open Space Corridor Preserve	57.6	-	-	-
OS-2	Wetland Preserve	20.2	-	-	-
OS-3	Buena Vista Creek and Buffer	8.4	-	-	-
OS-4	R-5 Northern Brush Management Zone	1.5	-	-	-
OPEN SPACE SUB-TOTALS		87.7	-	-	-
Public Roads		10.9	10.8	-	-
PROJECT TOTALS		168.0	60.9	-	656

- Limits of Hardline Map Boundary
- Brush Management per HMP Hardline Map

NOTE: Units can be transferred subject to total project unit maximum.



California Environmental Quality Act Process Flow Chart



Initial Determination Project

1. Quarry Creek Investors, LLC submits a project application
2. City accepts the application as complete
3. City determines if the activity is a “project”
4. City determines if the project may result in significant environmental impacts and the preparation of an Environmental Impact Report is required

California Environmental Quality Act Process Flow Chart cont'd.

Scoping Process

1. The Lead Agency distributes a Notice of Preparation of a Draft EIR for a minimum 30-day public review period (February 17, 2012 – March 19, 2012)
2. The Lead Agency holds a Public Scoping Meeting – March 1, 2012 **(WE ARE HERE)**

Draft EIR

1. The Lead Agency prepares a Draft EIR
2. The Lead Agency files a Notice of Completion and gives public notice of availability of the Draft EIR
3. The Lead Agency makes the Draft EIR available for a minimum 45-day public review period

California Environmental Quality Act Process Flow Chart cont'd.



Final EIR

1. The Lead Agency prepares responses to comments and the Final EIR

Project Approval

1. The City of Carlsbad Planning Commission and the City Council will consider the information presented in the EIR to determine whether or not to approve the Project

Quarry Creek Master Plan Environmental Impact Report



Based on an initial review of the Project, the following environmental topics will be analyzed in detail in the Environmental Impact Report:

- | | |
|--|--|
| <ul style="list-style-type: none">• Aesthetics• Agricultural Resources• Air Quality• Biological Resources• Cultural Resources• Energy• Geology/Soils• Global Climate Change• Hazards and Hazardous Materials | <ul style="list-style-type: none">• Hydrology/Water Quality• Land Use Planning• Mineral Resources• Noise• Population and Housing• Public Services• Recreation• Transportation/Traffic• Utilities and Service Systems |
|--|--|

Public Comments



- Please fill out a speaker slip and hand it to city staff;
- When your name is called, please walk up to the microphone, state your name, and what agency or group you represent (if applicable);
- Each speaker will be given 3 minutes to speak

In addition, you can fill out a Comment Form and hand it in before you leave or send it to address provided on the form. All comments must be postmarked by March 19, 2012.

Master Plan Land Use Plan

STATISTICAL SUMMARY

PA	LAND USE	GROSS ACRES	NET ACRES	DENSITY	MAX. UNITS
RESIDENTIAL					
R-1	RH - High Density (Affordable Apts.)	7.1	4.8	22.0	101
R-2	RH - High Density (Condos)	11.2	8.1	22.0	200
R-3	RMH - Medium-High (Planned Development)	6.8	6.0	12.0	72
R-4	RMH - Medium-High (Planned Development)	19.0	18.1	12.0	217
R-5	RMH - Medium-High (Planned Development)	5.8	5.5	12.0	66
RESIDENTIAL SUB-TOTALS		49.7	43.3	-	656
PUBLIC USE					
P-1	Community Facilities	0.9	0.9	-	-
P-2	Community Facility Site	2.1	1.2	-	-
P-3	Community Recreation Area	1.3	1.1	-	-
P-4	Trail, View Area, Water Quality Basin	2.8	2.8	-	-
P-5	Community Facilities	0.8	0.8	-	-
PUBLIC USE SUB-TOTALS		7.7	6.8	-	-
OPEN SPACE					
OS-1	Southerly Open Space Corridor Preserve	57.6	-	-	-
OS-2	Wetland Preserve	20.2	-	-	-
OS-3	Buena Vista Creek and Buffer	8.4	-	-	-
OS-4	R-5 Northern Brush Management Zone	1.5	-	-	-
OPEN SPACE SUB-TOTALS		87.7	-	-	-
Public Roads		10.9	10.8	-	-
PROJECT TOTALS		168.0	60.9	-	656

- Limits of Hardline Map Boundary
- Brush Management per HMP Hardline Map

NOTE: Units can be transferred subject to total project unit maximum.



Adjourn